AKRON METROPOLITAN HOUSING AUTHORITY BELCHER APARTMENTS

AKRON, OH, UNITED STATES

INTRODUCTION

The Akron Metropolitan Housing Authority (AHMA) provides affordable housing options to nearly 10,000 households throughout Summit County, including over 4,000 apartments and single-family homes that receive federal rental subsidies for low-income families, older adults, and people with disabilities. AHMA works in partnership with numerous public and private organizations to help strengthen the Summit County community, address the needs of residents, and create opportunities for self-sufficiency and a better quality of life.

PROJECT DETAILS

Authorized Dealer Control Concepts of Ohio (CCO) retrofitted Belcher Apartments, an AHMA building, with a Reliable Controls building automation system.

CCO installed a MACH-ProWeb controller with two EIA-485 channels, one dedicated to third-party integration and variable frequency drives and the other connected to Reliable Controls devices. A MACH-ProWebSys controller services the mechanical room and controls refrigeration levels, room temperature, system pressure, and water flow. CCO installed a MACH-ProSys controller in the penthouse to control the cooling tower. Mechanical equipment in the building includes two chillers and two fan motors. Flow sensors monitor total chiller system flow and a modulating bypass valve.

Prior to the retrofit, facility managers dealt with a non-functioning sequence of operation, nuisance alarms, and problematic lockouts. CCO implemented a thorough, appropriate sequence with improved modes of operation. The Reliable Controls system provides efficient control, monitoring, and remote access.

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MARKET SEGMENT
Residential

PROJECT TYPE
Retrofit

INSTALLATION TYPE
HVAC

TOTAL AREA
200,000 m² (2.1 million ft²)

PROTOCOL
BACnet, SMTP

INSTALLED EQUIPMENT
2 MACH-ProPoint™ expansion modules
1 MACH-ProSys™ controller
1 MACH-ProWebSys™ controller
1 MACH-ProZone™ controller

TOTAL SYSTEM OBJECTS
200

RELIABLE CONTROLS AUTHORIZED DEALER

CONTROL CONCEPTS OHIO

ASHRAE BACnet®